

# Riverdale Square

92 State Route 23 North, Riverdale, New Jersey

Renovated 71,914 SF GLA Highway Retail Center in Morris County, NJ



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## RETAIL SPACE

### **B: 3,872 SF\***

- Former restaurant space
- Fully fixtured

### **SPACE B1 & B2: 2,848 SF\***

- Currently Hollywood Tans
- Can be combined with B

### **SPACE B3: LEASED(UFC Gym)**

- Former Gold's Gym

### **SPACE C1: 2,469 SF\***

- Currently Your Own Winery
- Can be combined with C2

### **SPACE C2: 1,481 SF\***

- Former Red Mango restaurant space
- Can be combined with C1

### **SPACE C4: 2,025 SF\***

- Former Baroque Jewellers




## RENT:

Upon Request  
\$7 PSF NNN

**AVAILABILITY:** Immediate

\*All Square Footage is approximate

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	6,070	\$88,336	6,334
3 Miles	52,230	\$93,620	44,550
5 Miles	106,823	\$102,054	99,217
7 Miles	181,159	\$105,645	173,543

**VEHICLES PER DAY: 53,484 Daily**

## COMMENTS:

- Newly renovated neighborhood center with national co-tenancy in Morris County
- Highly visible storefronts and signage facing busy State Route 23 (53,484 cars per day)
- Easy access via Route 23 North/South; Just off I-287 @ exit 53
- Strong mix of national, regional and local retail and restaurants
- Junior anchor position available - all uses considered
- Pylon signage opportunity available

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- A1: Blu Ale House 7,207 SF
- A2: Great Clips 1,505 SF
- A3: AT&T 2,282 SF
- A4: Pearl Vision 2,000 SF
- B: AVAILABLE 3,872 SF**  
(former Italian Table fully fixtured restaurant space)
- B1 & 2: AVAILABLE 2,848 SF**  
(currently Hollywood Tans)
- B3: UFC GYM 15,004 SF  
(former Gold's Gym)
- B4: Vibe 9,979 SF
- C1: AVAILABLE 2,469 SF**  
(20 FT x 100 FT) + 500 SF (irregular)  
(currently Your Own Winery)
- C2: AVAILABLE 1,481 SF (20 FT x 74.5 FT)**  
(former Red Mango)
- C3: Weight Watcher 1,974 SF
- C4: AVAILABLE 2,025 SF (20 FT x 100 FT)**  
(former Baroque Jewellers)
- C5: Elements Therapeutic Massage 2,025 SF
- C6: Kessler Rehabilitation Center 2,059 SF
- D1: Flaming Grill & Supreme Buffet 11,925 SF

ACCESS ROAD TO:  
TARGET  
JB's WHOLESALE  
STAPLES  
HOME DEPOT



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N.J. State Highway RT. 23 **53,484 Vehicles Per Day**

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Shadow-anchored by Target, BJs Wholesale, Home Depot!

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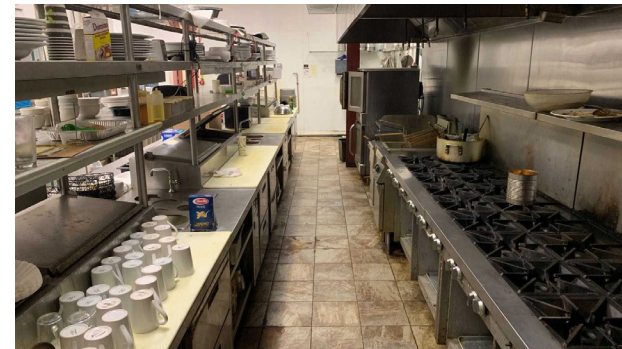
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Former Italian Table 3,872 SF Available



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**Your Own Winery**  
2,469 SF (20 FT x 100 FT) + 500 SF (irregular)



**Former Red Mango 1,481 SF (20 FT x 74.5 FT)**

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